

TOWN CENTER

SITE DESIGN PROCESS AND DESIGN REVIEW

SITE PLAN & DESIGN REVIEW

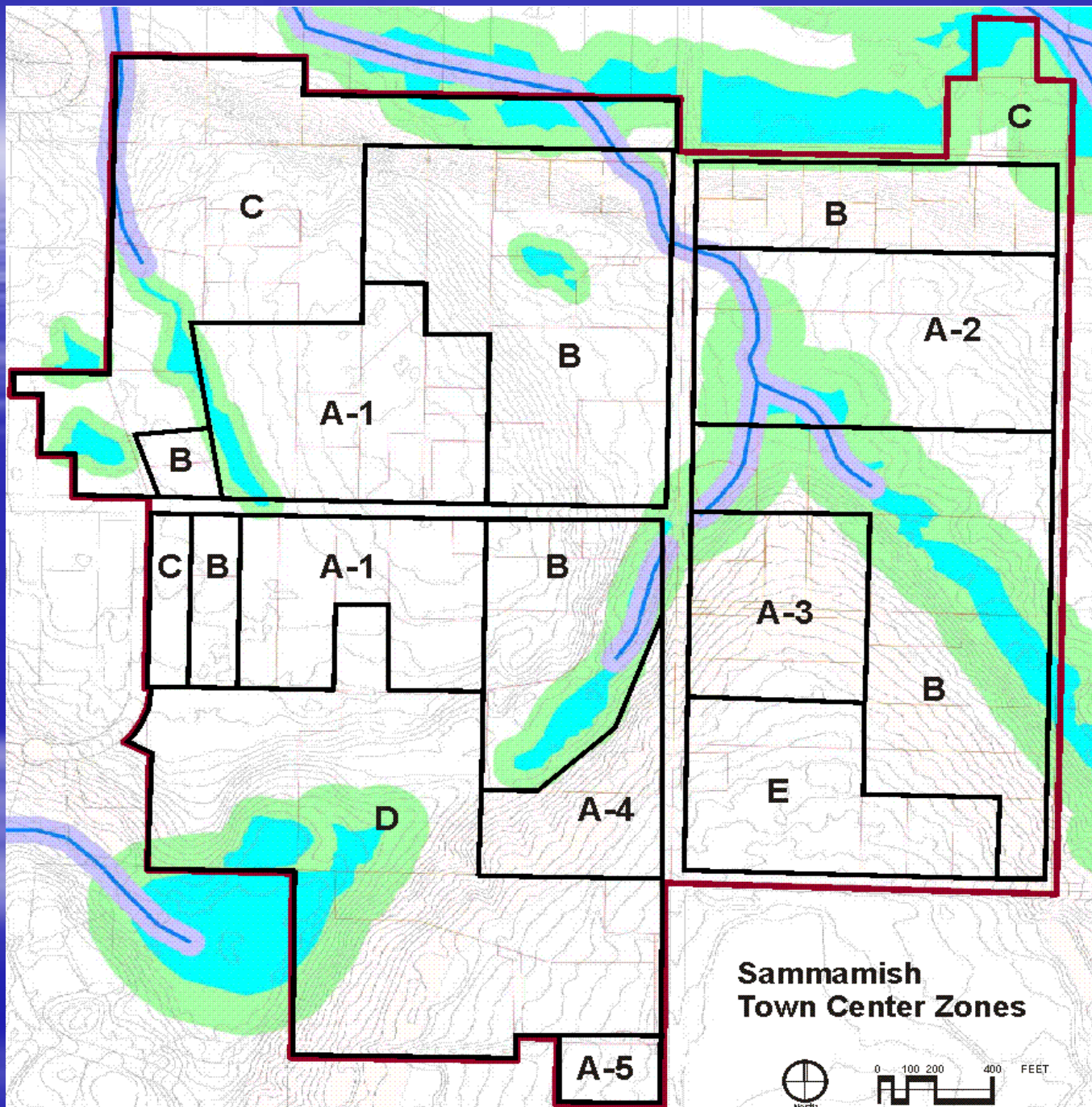
- Process through which development applications are reviewed and approved
- Town Center presents some unique features including:
 - More urbanized site development
 - Mixed-use zoning

Goals

- Provide for flexibility (to promote creative solutions)
- Provide for certainty (to make requirements clear)
- Assure single point of contact through development review
- Encourage unified zone development

DEVELOPMENT DYNAMIC FOR A ZONES

- Preference is for unified/coordinated zone development which allows for:
 - Consistency of design
 - Connectivity
 - Infrastructure layout
 - Potential phasing options



**Sammamish
Town Center Zones**



A ZONE CHARACTERISTICS

- Unified zone ownership
 - A-2 Lake Washington School District (with exception of one parcel)
 - A-4 unified ownership
 - A-5 unified ownership

A ZONE CHARACTERISTICS

- Diverse ownership
 - A-1 Core
 - Infrastructure Plan will address development pattern
 - A-3 Southeast Quadrant (multiple owners)

PROCESS

- Development regulations/zoning
- Pre-application conference(s)
- Zone-wide plan
- Site Plan Approval
- Design Review

ZONING/DEVELOPMENT REGULATIONS

- Development must be consistent/compliant w/Development Regulations and Zoning

PRE-APPLICATION CONFERENCE

- Pre-application discussion about zone-wide plan

ZONE – WIDE PLAN

- Zone-wide Plan
 - Generalized building envelope
 - Conceptual design
 - Infrastructure Layout
 - Terms for City to grant incentives
 - Phasing
 - Other

SITE PLAN APPROVAL

- Site Plan Approval
 - Confirm compliance with Development Regulation requirements (Title 21B)
 - Satisfying conditions of zone-wide plan
 - SEPA

DESIGN REVIEW

- Specific building design
- Building permits

“B” ZONE DEVELOPMENT

- Town Center Plan provides the option for “B” zone properties to be included in an “A” zone development
- Base allocation of commercial is not increased by a joint “A” zone – “B” zone application
- “B” zone parcels must be adjacent to an “A” zone or adjacent to a “B” zone joining an “A” zone
- Maintain restrictions on direct development accessing 228th

